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**Benton County Development Department
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SITE PLAN REVIEW PLANNER'S TECHNICAL REPORT

9949 East Hwy 72, Bentonville AR, 72712

EXECUTIVE SUMMARY

The agent, Dave Montgomery, for the applicant, Bing Bing Investments, proposes to utilize an existing 7500 sq. ft. building to house a light manufacturing business at 9949 Highway 72 East. The facility will house a minimum of 7 employees with the potential for 10 per shift. This proposed facility would require a minimum of 25 parking spaces plus any additional spaces for company owned vehicles. This amount of parking would require 1 ADA compliant space. The site plan shows 11 parking spaces, The site plan does not show ADA spaces or loading spaces on-site. Currently there is an existing access drive from Highway 72. From this access the internal drive splits and goes to the north and south side of the building.

On June 17, 2014 the applicant provided a site plan. The following items are outstanding:

1. Service confirmation- Landscaping maintenance
2. Confirm type of trees with staff. Note on site plan
3. Service confirmation- Solid Waste
4. Service confirmation- EMS/Fire
5. Certified Mail receipts for Notification
6. Show adequate parking on the site plan or apply for a variance

PROJECT INFORMATION

Applicant/: Bing Bing Investments (Offer to purchase)
Owner: Henson Revocable Trust
Agent: Dave Montgomery, Real Estate Agent (Remax Realty)
Address of subject property: 9949 E Hwy 72 Bentonville AR, 72712
Parcel ID: 18-07376-002
Parcel Size: 5 acres (overall site); area of development 25,600 sq. ft. (existing development)
Current Land Use: Vacant 7500 sq. ft. building
Proposed Land Use: To utilize an existing 7500 sq. ft. building for use in a light manufacturing business. The business will produce sustainable bio based products such as kitchen bags, kitchenware, garden mulch film and disposable aprons/bibs.

Request for a Variance: Applicant is not requesting any variances or waivers.

Attachments: The following drawings and documents are attached:

1. Location Map
2. Proposed Site Plan

PLANNING ANALYSIS

Description of Property and Surrounding Area

The subject property is 5 acres in size is entirely flat and is bordered on the north by agriculture, south and west by residential uses and on the east by residential.

According to staff research, the property is not located in a Benton County MS4 area or a floodplain.

Background information:

On May 28, 2014, applicants' agent Dave Montgomery of ReMax Realty attended a Development Review Committee meeting on behalf of Bing Bing Investments. On June 17, 2014, Mr. Montgomery consulted with planning staff and submitted the application for review. An interdepartmental review form was sent on June 19, 2014 to the following: Health Dept., AHTD, Road Dept., Building Dept., Fire Marshal, Administrator of General Services, Benton County 911 Administration and Administrator of Public Safety.

TECHNICAL REVIEW OF SITE PLAN

Parcel Information

The proposed project area consists of one existing parcel of 5 acres. The area of development as existing is 25,600 sq. ft. The remainder land will remain undeveloped.

Noticing Requirements

Applicant has not submitted noticing requirements at this time. The deadline for submittal is July 2, 2014.

Building Setback

Required: A fifty five (55) feet setback measured from the center line of the fronting road or twenty-five (25) feet from the fronting property line, whichever is greater is required.

Comments: Applicant is not requesting any variance or waiver from the setback requirements. Applicant to confirm that the sign is not within the AHTD right of way.

Parking Requirements

Required: Parking calculations are based on Industrial, Manufacturing requirements which states:

INDUSTRIAL	
Manufacturing, processing and wholesale facilities (and similar uses or establishments)	1 space for every employee/shift + 1 space for each company owned vehicle + Designated visitor parking spaces + (or) 2 spaces per 1000 s.f. of Gross Floor Area (GFA), whichever is greater. Site must have adequate loading areas and holding areas for vehicles loading or unloading.

Comment: Applicant has shown 11 parking spaces on the site plan. None of the spaces shown are ADA compliant. Based on the above table the proposed use, and potential number of employees (10) this proposal would require at least 25 spaces with one ADA compliant space.

Site Features- Loading area

No loading areas associated with this development.

Site Features – Lighting

Applicant has not indicated any additional outdoor lighting on the site plan or application. There are 6 existing exterior lights.

Parking Buffer

Required: Adjoining incompatible uses should be screened with landscaping, walls, berms, or similar treatments.

Comment: Applicant is proposing a row of 7 trees to screen the south parking area from the residential dwelling. No additional screening is being proposed at this time. The applicant is to confirm the type of trees with staff and note this on the site plan. Applicant will also confirm maintenance of the trees through a service agreement.

Access Driveways

Required: The design and construction shall be in accordance with the standards as presented in the Benton County Road Plan.

Comment: There is one access drive from Hwy 72 that then branches to either side of the building, connecting to the building on the north and south facing exterior walls.

Site Services - Drainage/ Stormwater Management Plan

Required: Applicant is required to indicate on plan storm drainage infrastructure and to provide an off-site drainage study. If study indicates an increase in peak flow discharge downstream, the developer shall construct a detention facility or an alternative LID methodology that shall control the peak runoff rate. The County also recommends minimizing impervious surface to limit the need for such facilities.

Comment: The subject property is not located in an MS4 area. The applicant will need to provide a drainage letter prepared by a registered Professional Engineer in Arkansas confirming the adequacy of Stormwater management on-site due to the existing development in accordance with §4.6.10. The statement should also provide the run-off coefficient on-site.

Site Services - Sewage Disposal

Required: Regardless of development size, a state-approved septic disposal method is required of all commercial and industrial developments. All disposal system criteria must meet or exceed septic requirements as established by the Arkansas Department of Health in accordance with Act 402 of 1977 as amended.

Comment: This project will be on a private septic system. Arkansas Department of Health has not submitted comments or provided a septic permit.

Site Services - Water Service

Water service is provided by City of Pea Ridge. Applicant provided the service confirmation from the City dated June 12, 2014.

Site Services - Electrical Power Supply

Carroll Electric cooperative has provided a letter dated June 12, 2014, noting that they will provide electric power to the site.

Site Services - Firefighting Provision

Benton County Fire Marshall: Marc Trollinger, Benton County Fire Marshall, provided the following comments on June 25, 2014:

Additional information required regarding:

1. Amount of product stored on site
2. Dust collection & disposal system
3. Flammable & Combustible rating for raw materials, dust, finished product
4. Any manufacturing by-products
5. By-product disposal method.

A fire hydrant will be required on site

Additional requirements may be required once all questions have been answered.

Site Services - Solid Waste Disposal

No service agreement for Solid Waste has been received by staff.

OUTSTANDING ISSUES TO BE ADDRESSED ON OR BEFORE JULY 9, 2014

- The applicant must provide proof of notification by July 2, 2014
- Provide service confirmation letters for
 - Fire/EMS,
 - Solid waste services
 - Landscape maintenance.
- Update the site plan to indicate
 - Additional parking, Minimum one ADA space and loading space
 - Area of development

Location, types and size of trees used for screening (as note)

Additional information required regarding:

1. Amount of product stored on site
 2. Dust collection & disposal system
 3. Flammable & Combustible rating for raw materials, dust, finished product
 4. Any manufacturing by-products
 5. By-product disposal method.
- Letter from Certified Engineer stating no stormwater drainage infrastructure will be needed on site

CONCLUSION

The proposed utilization of the existing 7500 sq. ft. building was reviewed by planning staff to ensure compliance with the Planning and Development Regulation of Benton County.

The proposed development must have a minimum of 25 parking spaces including 1 ADA compliant space based on the parking requirements for industrial manufacturing uses.

The proposed development is not in an MS4 or a floodplain and will have Pea Ridge as its service provider for water, Carroll Electric for electric service and has a privately operated septic system. No outdoor lighting has been indicated on the plan.

Prepared by: Michael McConnell, Senior County Planner

Reviewed by: Rinkey Singh, AICP, CSM, CFM, Planning Director



LOCATION MAP

